

£240,000

Mountbatten Close, Sudbury



## THE PROPERTY

A well-proportioned four-bedroom home offered with no onward chain.

A central hallway provides access to all principal ground floor rooms, creating a practical layout. The dining area sits to the front, offering a versatile space for family meals or entertaining, with worktop areas, storage and a pantry. This leads through to the rear kitchen, fitted with a range of units and integrated appliances including a double oven, hob, extractor and inset sink.

The living room spans the rear, providing a bright and comfortable space with a single sliding door opening onto the garden, allowing for plenty of natural light and an easy indoor-outdoor connection. A ground floor W/C completes the layout.

Upstairs, four bedrooms are arranged around a central landing, all enjoying good natural light. Bedroom two benefits from built-in storage, while the others offer flexibility for family living, guests or home working. The family bathroom is fitted with a bath and shower over, wash basin and toilet.

Externally, the rear garden provides a pleasant outdoor space, mainly laid to lawn with a paved pathway leading to rear access. The garden is surrounded by mature trees, enhancing the privacy of the property. The property also features from a garage en bloc and residents' parking.

## THE LOCATION

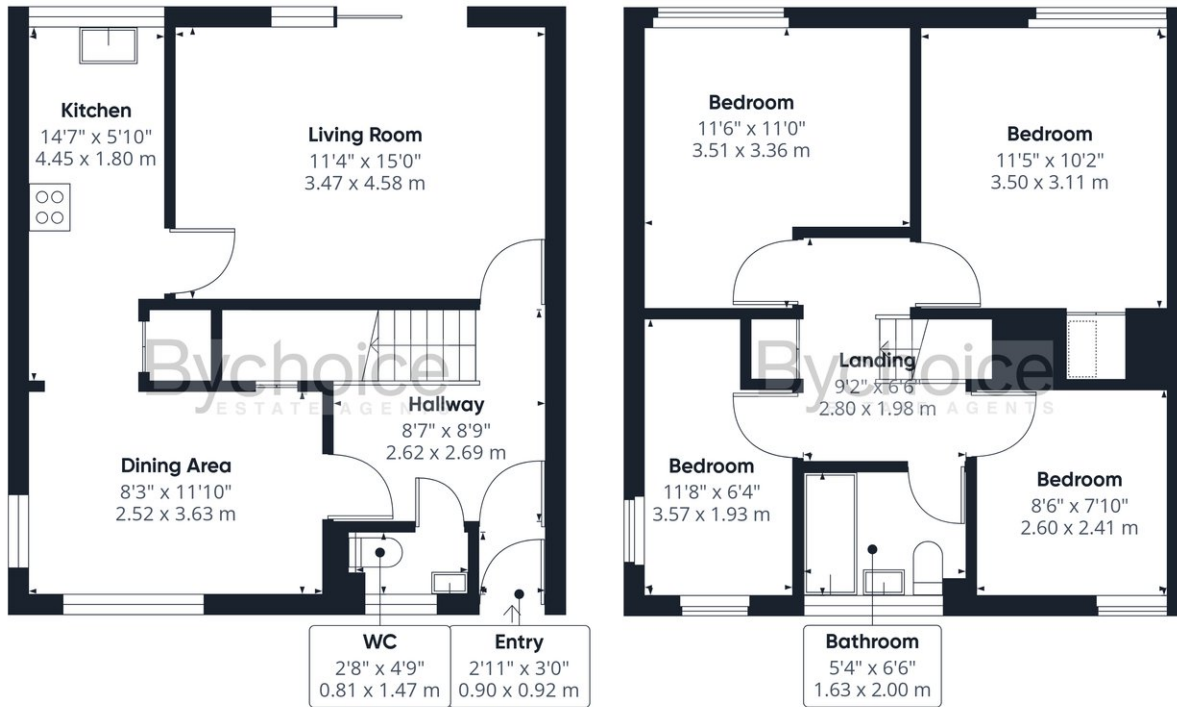
Sudbury offers a wide range of shops, cafes, restaurants and traditional pubs, alongside its popular twice-weekly market. The town is rich in history, with attractions such as Gainsborough's House and St Peter's Church, while the Quay Theatre provides regular entertainment.

Surrounded by countryside, the area is ideal for walking and cycling, with the River Stour nearby. Sudbury also benefits from good schooling, healthcare facilities and a train station with direct links to London Liverpool Street. Nearby destinations include Long Melford, Bury St Edmunds, Colchester and Ipswich, all offering further amenities and attractions.









Ground Floor

Floor 1

Approximate total area<sup>1)</sup>  
932 ft<sup>2</sup>  
86.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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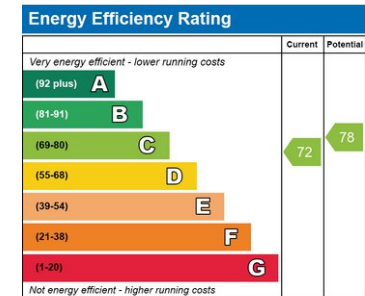
Council & Council Tax Band – Band B - Babergh District Council

Broadband - Ultrafast broadband with download speeds of up to 1000 Mbps and upload speeds of up to 1000 Mbps (Ofcom data)

Mobile Coverage - Voice & Data likely with EE, Three, O2 & Vodafone. (Ofcom data)

Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Central Heating (Boiler is less than 5 years old and has a warranty until November 2026)

Property Construction – Brick Construction



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.